

KE



15 Ivanhoe Road, Herne Bay, CT6 6EG

Offers In Excess Of £350,000

- No onward chain
- Three bedrooms plus a versatile loft room.
- Lounge opening into a separate dining room.
- Prime central location close to the seafront and town.
- Spacious kitchen breakfast room with separate utility room.
- Gorgeous, sunny rear garden and off-road parking.

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Offered with no onward chain, this well-presented family home enjoys a highly convenient location just a short walk from Herne Bay town centre, local schools, the seafront promenade and Bandstand. Excellent public transport links are also close by, providing easy access to Whitstable and the Cathedral City of Canterbury.

The accommodation is thoughtfully arranged, featuring a comfortable lounge that opens into a separate dining room, creating a welcoming space for family life and entertaining. To the rear, a spacious kitchen/diner is complemented by a practical utility room. Upstairs are three well-proportioned bedrooms and a family bathroom, while a loft conversion provides a versatile additional room, currently used as a bedroom by the present owners.

Outside, the property benefits from a sunny, enclosed rear garden, ideal for relaxing or entertaining, together with generous off-road parking to the front



Council Tax Band: C



GROUND FLOOR

Entrance Portch

Lounge

12'9 x 11

Dining Room

11'9 x 11'2

Kitchen Diner

16'1 x 9'5

Utility Room

Cloakroom

FIRST FLOOR

Bedroom One

12 x 11

Bedroom Two

11'2 x 11

Bedroom Three

6'3 x 6

Bathroom

SECOND FLOOR

Bedroom Four/ Loft Room

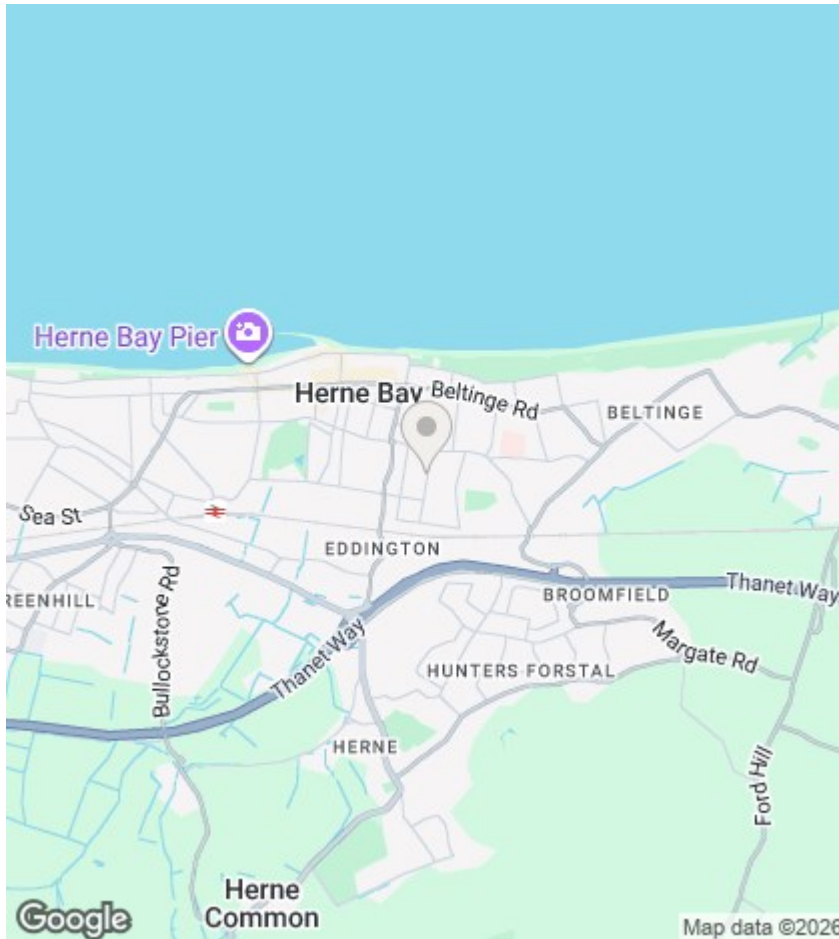
17 x 9'6

REAR GARDEN

FRONT GARDEN

Driveway

Providing off road parking



Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

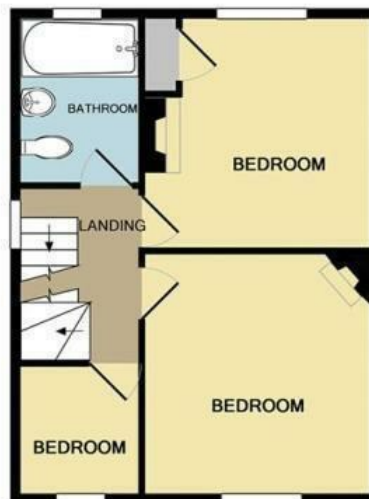
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 560 SQ.FT.
(52.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 391 SQ.FT.
(36.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 166 SQ.FT.
(15.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1117 SQ.FT. (103.8 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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